



CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

Brunswick Planning Commission Minutes October 23, 2006

Commission Members Present: Chair Ed Gladstone, Vice Chair Connie Koenig, Secretary Wayne Dougherty, Council Liaison Walt Stull, Don Krigbaum, and Ellis Burruss, Alternate.

Staff Present: Planning and Zoning Administrator Rick Stup, City Development Review Planner Jeff Love, and Comprehensive and Utility Planner Jack Whitmore.

Chair Gladstone called the meeting to order at 7:00 PM.

Mr. Gladstone requested all those in attendance who were going to speak to rise and be sworn in.

Minutes

The minutes of the September 25, 2006 meeting were reviewed and approved as amended. (MOTION by Mr. Stull and seconded by Mr. Krigbaum unanimously passed.)

Chair

Mr. Gladstone stated that the night's events were being televised and recorded.

Mr. Stup reviewed the Agenda Package and explained the Master Plan Agenda Item with the revisions still being made. He suggested that, since the Master Plan Item may run late and into the overflow meeting, Staff supported moving the New Business Item up on the Agenda before the Old Business Master Plan Item. Motion by Ms. Koenig to move the New Business Item ahead of Old Business and seconded by Mr. Dougherty unanimously passed.

New Business:

Mr. Burruss recused himself and exited the room, since he was the applicant.

Zoning – Site Development Plans

Brandywine Office Building – Request for Site Development Plan Approval for 5603 SF Business/Office Building in the Northeast Quadrant of the intersection of East Potomac Street and First Avenue. Zoning Classification: B-3; Water and Sewer Classification: W-1, S-1; BR-SP-04-03-IP

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Staff Presentation and Recommendation

Mr. Love presented the Staff Report for proposed Site Development Plan for Brandywine Office Building. Staff recommended Continuance of the Site Development Plan in accordance with the Staff Report and with the following conditions:

1. Completion of the Site Plan Approval process prior to Approval of the Site Development Plan.
2. Need Council Approval for use within street right-of-ways prior to Planning Commission Signature of Site Plan or Site Development Plan.
3. Address Checksheet Items and Staff Comments to Staff's satisfaction.
4. Address appropriate Agency Comments.
5. Applicant bound by their testimony.

Messrs. Love and Stup answered Commission questions with regard to the proposed site development plan, Staff Recommendation, Site Plan Conditional Approval, Board of Appeals Approval, and the Development Review Process.

Applicant:

Mr. Jonathan Allgaier, Fusion Architecture, Planning, and Design, LLC, presented the applicant case, and read a response to some of the Staff concerns. He indicated that they did not object to the continuance.

Public Comment:

None

Rebuttal:

None.

Decision

Ms. Koenig made a motion to continue the request in accordance with the Staff Report and the following conditions:

1. Completion of the Site Plan Approval process prior to Approval of the Site Development Plan.
2. Need Council Approval for use within street right-of-ways prior to Planning Commission Signature of Site Plan or Site Development Plan.
3. Address Checksheet Items and Staff Comments to Staff's satisfaction.
4. Address appropriate Agency Comments.
5. Applicant bound by their testimony.

; Mr. Dougherty seconded the motion.

VOTE: Yea 5 Nay 0

Mr. Burruss reentered the meeting.

Old Business

Master Plan

Presentation of the Planning Commission Draft City of Brunswick Master Plan – Staff presentation of the Planning Commission Draft Master Plan including the document text and exhibits for recommendation to the Mayor & Council.

Staff Presentation and Recommendation

Mr. Whitmore reviewed the highlights of the Planning Commission Draft Master Plan, and presented each of the Element Sections with the Goals, Objectives and Policies. Staff recommended that action be delayed until all of the corrections have been made and Commission comments addressed.

Messrs. Whitmore, Love & Stup answered Commission questions.

Applicant: None since the City is the applicant.

Public Comment:

None.

Rebuttal:

None since the applicant is the City.

Decision:

Mr. Stup suggested rather than utilizing the overflow meeting on Wednesday, that Staff take the Commission comments from the meeting, complete the remaining corrections, review the final document for any additional final corrections, and distribute to the Commission for one last review. If there are any additional comments, they should be e-mailed to Staff for action. Staff would distribute the Final Planning Commission Draft to the Mayor & Council on Tuesday, October 31 in preparation for the Joint Workshop. The Commission then could convene for a short session at 6:00 PM before the Joint Workshop on November 6th for the purpose of the Approval Recommendation by Resolution and then adjourn for the Joint Workshop with the Mayor & Council. It was the consensus of the Commission for Staff to proceed as suggested by Mr. Stup.

Public Comment

Mr. Stup stated that there would be a regular meeting next month on November 27, 2006. He also reminded the Planning Commission that the Master Plan Joint Workshop with the Mayor & Council has been re-scheduled for Monday, November 6th at 6:00 PM.

Mr. Stup also explained the situation with regard to issuance of Zoning Certificates and Site Plan Conditional approval. He stated that Staff would need to delay items for monthly agendas and/or utilizing Continuance Recommendations more to ensure that significant design issues were addressed before Planning Commission Approval. The City Attorney has indicated that it would take a Text Amendment to correct the situation.

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Decision:

Motion by Mr. Dougherty; seconded by Ms. Koenig directing Staff to proceed with the City Attorney to prepare a Zoning Text Amendment to correct conflict with the Zoning Certificate Issuance and any other processing revisions, as needed.

VOTE: Yea 5 Nay 0

Adjournment

The meeting was adjourned at 10:30 PM.

Respectfully submitted,

Wayne S. Dougherty, Secretary
Brunswick Planning Commission